

**CITY OF LAKE STEVENS
REGULAR CITY COUNCIL AND JOINT SPECIAL MEETING WITH
PLANNING COMMISSION MINUTES**

Monday, April 23, 2012

Lake Stevens School District Educational Service Center (Admin. Bldg.)
12309 22nd Street N.E. Lake Stevens

CALL TO ORDER: 7:00 p.m. by Mayor Pro Spencer

COUNCILMEMBERS PRESENT: Todd Welch, Suzanne Quigley, Kathy Holder, Kim Daughtry, Neal Dooley, and Mayor Vern Little

COUNCILMEMBERS ABSENT: Marcus Tageant

STAFF MEMBERS PRESENT: City Administrator Jan Berg, City Attorney Cheryl Beyer, Planning Director Becky Ableman, Finance Director/Treasurer Barb Lowe, Public Works Director Mick Monken, Human Resource Director Steve Edin, Senior Planner Russell Wright, Principal Planner Karen Watkins, Police Chief Randy Celori, and City Clerk/Admin. Asst. Norma Scott

OTHERS: Samuel Low

Mayor Little announced since he is not feeling well that Council President John Spencer will preside over the meeting.

Excused Absence. Councilmember Daughtry moved to excuse Marcus, seconded by Councilmember Welch; motion carried unanimously. (6-0-0-1)

Certificates of Appreciation. Mayor Pro Tem Spencer congratulated and provided certificates of appreciation to the following for their years of City service: Becky Ableman, Ron Brooks, Steve Edin, Jackie Eilert, Scotty Swift, Robert Miner, and James Wellington.

Consent Agenda. The minutes were removed from the Consent Agenda due to some corrections requested by Councilmember Holder.

MOTION: Councilmember Holder move to approve April 2012 vouchers (Payroll Direct Deposits 905969-905693 in the amount of \$128,344.47, Payroll Checks 33340 for \$2,401.45, Claims 33341-33422 for \$188,394.41, Electronic Funds Transfers 447-451 for \$27,485.77, Tax Deposit 4.13.2012 for \$46,012.48 for total vouchers approved of \$392,638.58); seconded by Councilmember Dooley; motion carried unanimously. (6-0-0-1)

Minutes of April 9, 2012 regular meeting. Councilmember Holder noted that on the second page of the minutes, third paragraph the word "al" should read "all" and under Council Person's Business where sewer online says in "12" weeks should read "2" weeks.

MOTION: Councilmember Dooley moved to approve April 9, 2012 minutes with changes made by Councilmember Holder, seconded by Councilmember Daughtry; motion carried with Councilmember Quigley abstaining. (5-0-1-1)

Guest Business. Samuel Low, 8409 4th Place SE, Lake Stevens, commented he was not able to speak at Council's presentation by Washington State Department of Transportation (WSDOT) on SR9/204. As a Lake Stevens resident, he believes none of the four plans presented are acceptable. Pedestrians and crosswalks were not discussed. Councilmember Daughtry mentioned he gave a copy of the plan Mr. Low provided to Russ East at WSDOT.

Public Hearing and consideration of first and final reading of Ordinance No. 872, permanent innovative housing options program code amendment (Cottage Housing). City Clerk Scott read the public hearing procedure. Principal Planner Watkins noted that in 2008 and 2009 several public hearings and meetings were held. The adopted Ordinance had a sunset clause of May 20, 2012. To date no projects have been submitted under the demonstration program due to the economic downturn. Staff recommends retaining this chapter on innovative housing options as it could be useful as a transition between the higher intensity subareas and existing residential developments. .

Councilmember Quigley asked if this is a narrow definition. Principal Planner Watkins responded the code is currently for Cottage Housing only. Councilmember Quigley suggested removing the Innovative Housing Review Panel and replacing with the already established Design Review Board.

Public comments. None

MOTION: Councilmember Daughtry moved to close public comments, seconded by Councilmember Dooley; motion carried unanimously. (6-0-0-1)

Councilmember Daughtry and Dooley agreed with Councilmember Quigley's comment on the Design Review Board.

MOTION: Councilmember Dooley moved to close the Public Hearing, seconded by Councilmember Holder; motion carried unanimously. (6-0-0-1)

Principal Planner Watkins reviewed the change to Section 14.46.015 (c) by replacing the Planning Commission as the innovative housing review panel with panel being changed to Design Review Board throughout the document.

MOTION: Councilmember Quigley moved for first and final reading of Ordinance 872 to substitute Innovative Housing Review Panel with Design Review Board and correcting any redundancy within the ordinance, seconded by Councilmember Dooley; motion carried unanimously. (6-0-0-1)

Council Person's Business: Councilmembers reported on the following meetings: Holder – Fire District did a sprinkler demonstration and has two chaplains now; and Daughtry – PSRC, SCCIT, and Highway 9 Coalition updates, and attended Shoreline Management Program (SMP) public meeting.

Mayor's Business: None

Staff Reports: Staff reported on the following meetings: Planning Director Ableman – SMP hearing, Showcase Lake Stevens and SR 9 Coalition; Public Works Director/Engineer Monken

– WSDOT open house on SR92/113th roundabout; and Police Chief Celori – home invasion and car prowl ended in an accident.

Mayor Pro-Tem Spencer noted the retreat is still scheduled for one half day on May 12.

Adjourn. Councilmember Dooley moved to adjourn at 7:38 p.m., seconded by Councilmember Daughtry; motion carried unanimously. (6-0-0-1)

=====

JOINT CITY COUNCIL AND PLANNING COMMISSION SPECIAL MEETING MINUTES

CALL TO ORDER: 7:44 p.m. by Mayor Pro Tem John Spencer

COUNCILMEMBERS PRESENT: Todd Welch, Suzanne Quigley, Kathy Holder, Kim Daughtry, Neal Dooley, and Mayor Vern Little

COUNCILMEMBERS ABSENT: Marcus Tageant

PLANNING COMMISSION MEMBERS PRESENT: Jennifer Davis, Janice Huxford, Linda Hoult, Dean Franz, and Gary Petershagen

PLANNING COMMISSION MEMBERS ABSENT: Sammie Thurber and Pamela Barnett

STAFF MEMBERS PRESENT: City Administrator Jan Berg, City Attorney Cheryl Beyer, Planning Director Becky Ableman, Finance Director/Treasurer Barb Lowe, Public Works Director Mick Monken, Human Resource Director Steve Edin, Senior Planner Russell Wright, Principal Planner Karen Watkins, Police Chief Randy Celori, and City Clerk/Admin. Asst. Norma Scott

OTHERS: Samuel Low, Bill Trimm

Select 20th Street SE Corridor and Lake Stevens Center Subarea Plan Alternatives.

Planning Director Ableman noted that five Planning Commission members are present and was part of the public process. Senior Planner Wright reviewed the following discussion items: identify preferred alternative, Draft Environmental Impact Statement, market analysis, preliminary revenue forecast, public comment and draft capital improvement plan. Mr. Wright reviewed the following Lake Stevens Center Alternatives: No action alternative – The City does not adopt a subarea plan, Alternative 2 – focuses on intensive employment with residential, and Alternative 3 – enhanced employment with increased residential (increase in multi-family). 20th Street SE Corridor Subarea alternatives were reviewed as follows: Alternative 1 – No action alternative, Alternative 2 – intensive employment area, focused south of 20th Street, and Alternative 3: employment reduced as well as retail, but dramatic increase in innovative housing. Common impacts to both subarea plans were reviewed for transportation, public

services and utilities. Market Analysis was reviewed including retail centers (key factors to support the centers), market areas (primary and secondary) and employment growth.

Finance Director/Treasurer Lowe reviewed the preliminary revenue forecasts which were separated into two categories: one time revenues (spread evenly over 15 years – based on full build-out) and ongoing revenues (continual annual inflow).

Councilmember Quigley asked what it would take for the City to support the higher population. Planning Director Ableman responded they have only looked at infrastructure. Councilmember Spencer suggested using economy of scale to provide the dollar amount.

Senior Planner Wright reviewed public/agency comments specific to SEPA, which included concerns about traffic.

Planning Director Ableman noted the Capital Improvement Plan and Implementation Strategy Plan include: gateways and wayfinding, parks and recreation, water, sewer, and transportation.

Public Works Director/Engineer Monken reviewed the transportation projects, potential funding sources, and transportation implementation strategy.

Planning Director Ableman noted the next steps include: adopt a preferred alternative – reviewed selection options and implementation (primary and secondary tasks).

Councilmember Quigley requested more budget information and Councilmember Spencer requested more specifics on the transportation projects.

Planning Director Ableman introduced Bill Trimm who is helping with economic development and previously worked for Mill Creek.

Planning Director Ableman will bring back to Council additional information on the transportation implementation plan and costs in terms of service levels.

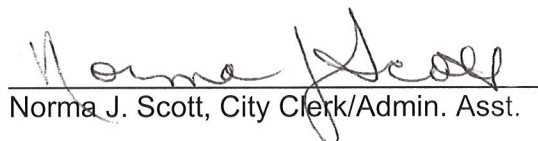
Councilmember Spencer noted the trestle has an impact on future development.

Consensus of Council was to continue these alternatives to May 7.

Adjourn. Councilmember Dooley moved to adjourn at 9:13 p.m. seconded by Councilmember Welch; motion carried unanimously. (6-0-0-1)



Vern Little, Mayor



Norma J. Scott, City Clerk/Admin. Asst.